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WASHINGTON PARK URBAN RENEWAL AREA

SCHOOL PLAN

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Mr. William H. Ohrenburger
Superintendant of Public Schools
Boston School Department
15 Beacon Street
Boston, Massachusetts 02108

Dear Mr. Ohrenburger:

Redevelopment Authority staff have prepared a memorandum summarizing the Authority's position with respect to basic school planning assumptions and the sequence of development steps required to commence Boston's school building program, under the $29,000,000 bond authorization, coupled with the urban renewal program in Washington Park. Most of the subject matter has been discussed periodically over the past two years with School Department officials. The accompanying position paper, "The Washington Park Urban Renewal Area School Plan," is intended to pull the pieces in this particular area together and to define all remaining unsettled questions, thereby enabling us to reach agreements and proceed as quickly as possible both here and elsewhere throughout the city.

Over a year ago, the Authority acquired a school site in Washington Park, on Humboldt Avenue, using early land acquisition procedures. Relocation and demolition on this site, designated I-5 in the urban renewal plan, are almost completed. The site will be available for disposition early in 1964, the first under the Development Program for Boston. Understandably, therefore, Site I-5 has been the focus of attention for both renewal and school authorities in discussions during the past year. It is emphasized in the position paper, however, that before the Humboldt Avenue School has left the drawing boards, at least four other elementary schools, one new intermediate school and an addition to the Roosevelt School must be actively in various planning and development stages in the Roxbury area of the city alone.

There are two basic reasons for this timetable. First, as illustrated in the attached diagram, simultaneous planning and development activities appropriate to each school facility, involving seven sites within and outside Washington Park, are essential to execution of this urban renewal plan within a four-year period. Second, in relation to the timetable of school replacement recommended in the Sargent Report, as reflected in the Capital Improvements Program, the pace of "The Washington Park Urban Renewal Area School Plan" represents a sound beginning to the citywide school building program.

RZ1
BRA 2

To: Mr. William H. Ohrenberger
Superintendent of Public Schools

The total estimated cost of construction will be $11,775,000; conversion of the Lewis School to an elementary facility will cost an estimated $300,000, for a total cost of construction and modernization estimated at $12,075,000. Not all of these projects are included in the current $29 million program.

Of this total estimated cost of construction, an estimated $112,683, or 0.93 percent, will be paid to the Redevelopment Authority for the purchase of 1,024,387 square feet of land. The cost of these school sites (including sites for play facilities adjoining school sites in the estimates), for property acquisition, demolition of buildings, and necessary site preparation, is estimated at $3,906,575. The total writedown of school site costs by the Redevelopment Authority, therefore, is estimated at $3,793,892, equivalent to 31.4 percent of the estimated construction and modernization cost. (Moreover these figures do not include acquisition and demolition costs to the Redevelopment Authority of removing the Howe School, the Boardman School, the Abby May School, and the Ellis Annex.)

As indicated in the accompanying memorandum, the Redevelopment Authority in effect is prepared to commit itself to deliver to the City in 1964 two elementary school sites in Washington Park; and in 1965, to deliver to the City two critical intermediate school sites and three elementary school sites. The high level of cooperation manifested thus far among all agencies involved in this school building effort makes it abundantly clear, however, that we should set aside ample time in the immediate future to take a fresh and rigorous look at the School Plan and must immediately press for necessary decisions.

Sincerely,

Edward J. Logue
Development Administrator

Attachment

WASHINGTON PARK URBAN RENEWAL AREA
SCHOOL PLAN

- SUMMARY -

The School Plan for Washington Park is a detailed proposal based on the approved renewal plan for the area for achieving construction of the necessary public schools to serve the population which will live in the area. It is concerned not only with those elementary schools for which agreement on sites within the renewal area has been reached but also with schools and their sites outside this area which form part of the local system.

Certain basic assumptions have been followed from the recent Harvard Report on school building needs, modified according to knowledge of future changes and needs in the area. The Washington Park renewal plan is a reliable guide for change in the project area and the preliminary General Neighborhood Renewal Plan for Roxbury-North Dorchester projects urban renewal activities and changes to be anticipated in the broader community.

Among these assumptions built into the plan are matters of school size, class size and grade organization on which the Harvard Report made specific suggestions. At the time the School Plan was compiled some of these had not been definitely accepted by the School Department or School Committee.

Alternative solutions to the problems involved had not as yet been put forth, however, and the Harvard Report was perforce followed. Any solution finally adopted which differ from the

assumed solutions will radically alter the conditions and proposals of the School Plan.

-- The School Plan is based on a K-5 elementary, 6-8 intermediate grade organization.

-- A basic pupil-teacher ratio of 1:25 is deemed necessary in this area.

-- The School Plan assumes racial balance as a goal in the provision of facilities at the intermediate level.

General Proposals and Assumptions:

-- No district high school in the Roxbury community.

-- A system of four intermediate (6-8) schools housing about 1200 pupils each located on the fringes of the Roxbury community and drawing pupils from outside the Roxbury-North Dorchester GNRP area.

-- Each intermediate school to be provided with adjacent playfield facilities under the care of the Parks and Recreation Department.

-- One new intermediate school to be constructed at Dudley Street and Blue Hill Avenue as one of the four. Additions to the buildings and sites of T. Roosevelt (Egleston Square) and Timilty (Eliot Square). Conversion of T. Roosevelt to an intermediate school.

-- Elementary schools (K-5) to house generally 600 with variations of 300 and 750 pupils. Six such elementary schools to feed into each intermediate school with options available in certain cases.

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-- Accelerated planning for these four elementary, one intermediate and additions to schools necessary over and above the Humboldt Avenue school to serve the Washington Park school population.

-- Delivery by BRA to the School Department of cleared sites in 1964 and 1965 needed for these schools at substantially reduced costs.

-- Delivery by BRA to the Parks and Recreation Department of play areas adjacent these new school sites at no cost to the School Department.

-- Utilization of community-school planning committees similar to that for the Humboldt Avenue School in construction of the other new facilities.

-- Amendment of Washington Park Renewal area boundary to incorporate sites for the Roosevelt Addition and Abby May replacement.

-- Initiation of separate urban renewal procedures to provide sites for the Timilty Addition, Dudley-Blue Hill Intermediate and Fuller Replacement.

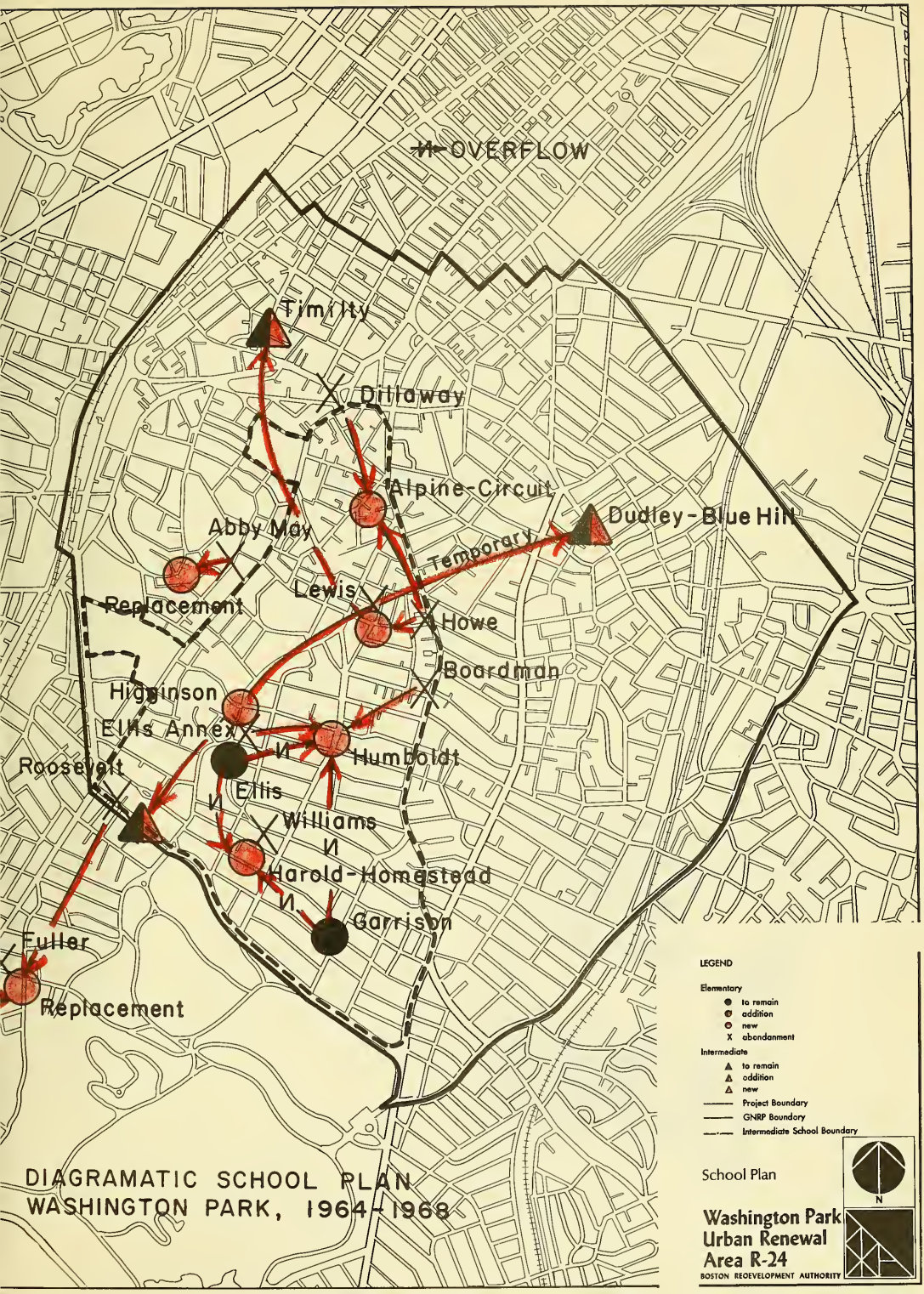
A total of 45 acres would be acquired and cleared by BRA for school sites and related play area. 23.5 acres (10.9 for elementarys and 12.6 for intermediates) would be made available for school building sites.

This program will cost BRA an estimated $4 million for acquisition and clearance over and above relocation assistance furnished by BRA to the displaced families.

Based upon an estimated disposition price of cleared land to the School Department of $.11/sq.ft., the approved price for the Humboldt Avenue site, the city will pay for its school sites only $113,000. The additional land for play space will either be dedicated by BRA to the city or purchased by the Parks and Recreation Department. The School Department therefore would be obtaining the equivalent benefit of $4 million in land for $113,000.

The specific construction program for the three intermediate and six elementary facilities will cost an estimated $12 million. Six of these projects have been included in the current $29 million school building program: the School Committee has not yet considered construction of the Dudley-Blue Hills Intermediate School, the Timilty Addition or the Harold and Seaver Street Elementary School. The School Department has agreed to the reservation of a site for the Harold and Seaver Street Elementary School in Washington Park.

The benefits to the city of close cooperation between BRA and the School Department in provision of new facilities are obvious. The present overcrowded conditions in the area, the state of many of the existing buildings and the projected continued increase in enrollments call for immediate action by all parties to resolve present proposals for change in educational policies, planning and construction systems and to agree on mutually satisfactory formulae for long-range as well as short-term activity.


OVERFLOW
Timilty
Dilla way
Alpine-Circuit
Dudley-Blue Hill
Abby May
Temporary
Replacement
Lewis
Howe
Boardman
Higginson
Ellis Annex
Humboldt
Roosevelt
Ellis
Williams
Harold-Homestead
Garrison
Fuller
Replacement
DIAGRAMATIC SCHOOL PLAN
WASHINGTON PARK, 1964-1968
LEGEND
Elementary
to remain
addition
new
abandonment
Intermediate
to remain
addition
new
Project Boundary
GNRP Boundary
Intermediate School Boundary
School Plan
N
Washington Park
Urban Renewal
Area R-24
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WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

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WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

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WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

I. Staging of Plan: 1964-1968

A. Program Summary

The School Plan for Washington Park calls for construction of three (3) elementary schools, accommodating a total of 1500 pupils; conversion of the Lewis Jr. High School to an elementary facility, an addition of 750 elementary pupil spaces; abandonment of three elementary schools with a capacity of 880 pupils; construction of a 650 pupil addition to Roosevelt with conversion of the existing Roosevelt building (550 pupil capacity) to a 6-8 school, for a total of 1200 intermediate pupils; construction of a new intermediate school near the junction of Blue Hill Avenue and Dudley Street to accommodate another 1200 pupils; and construction of a 400 pupil addition to the Timilty.

In addition, acquisition of the Notre Dame Academy site for construction of approximately 500 units of family housing necessitates early replacement of the Abby May elementary school by a 600 pupil facility creditable to the project. The Abby May, to be abandoned, has a capacity of 190 pupils. Conversion of Roosevelt (English High Annex) also will require prior relocation of grades 1-6, children from Jamaica Plain, to a planned replacement for the Fuller (280 pupil capacity) with a capacity of 600 pupils in Jamaica Plain.

In summary, implementation of the Washington Park Urban Renewal Area School Plan will require construction of five (5) elementary schools, three (3) within the project area and two outside, four (4) of which are creditable in whole or part, and with a capacity of 2700 pupils; construction of one intermediate school and two additions, for a total added new pupil capacity of 2250; conversion of the Lewis to a 750 pupil elementary school and conversion of the present Roosevelt for another 550 intermediate pupil capacity; abandonment of five (5) elementary schools, three (3) in the project area and two (2) outside.

The urban renewal plan also includes acquisition of the old Godvin Building, previously a special school but now used as an annex to the Ellis School.

The total estimated cost of construction and conversions would be $12,075,000, of which an estimated $6,780,000 or 56 per cent would be directly creditable to the Washington Park project. The remainder will be creditable in subsequent projects within the Roxbury-North Dorchester GNRP and the Jamaica Plain GNRP.

The school development program described above is shown on Exhibit I, Map 1, School Development Program, and summarized below. See Appendix A, Elementary School (K-5) Population Projections--1968 and 1970--Washington Park Urban Renewal Area School Plan and Appendix B.

WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

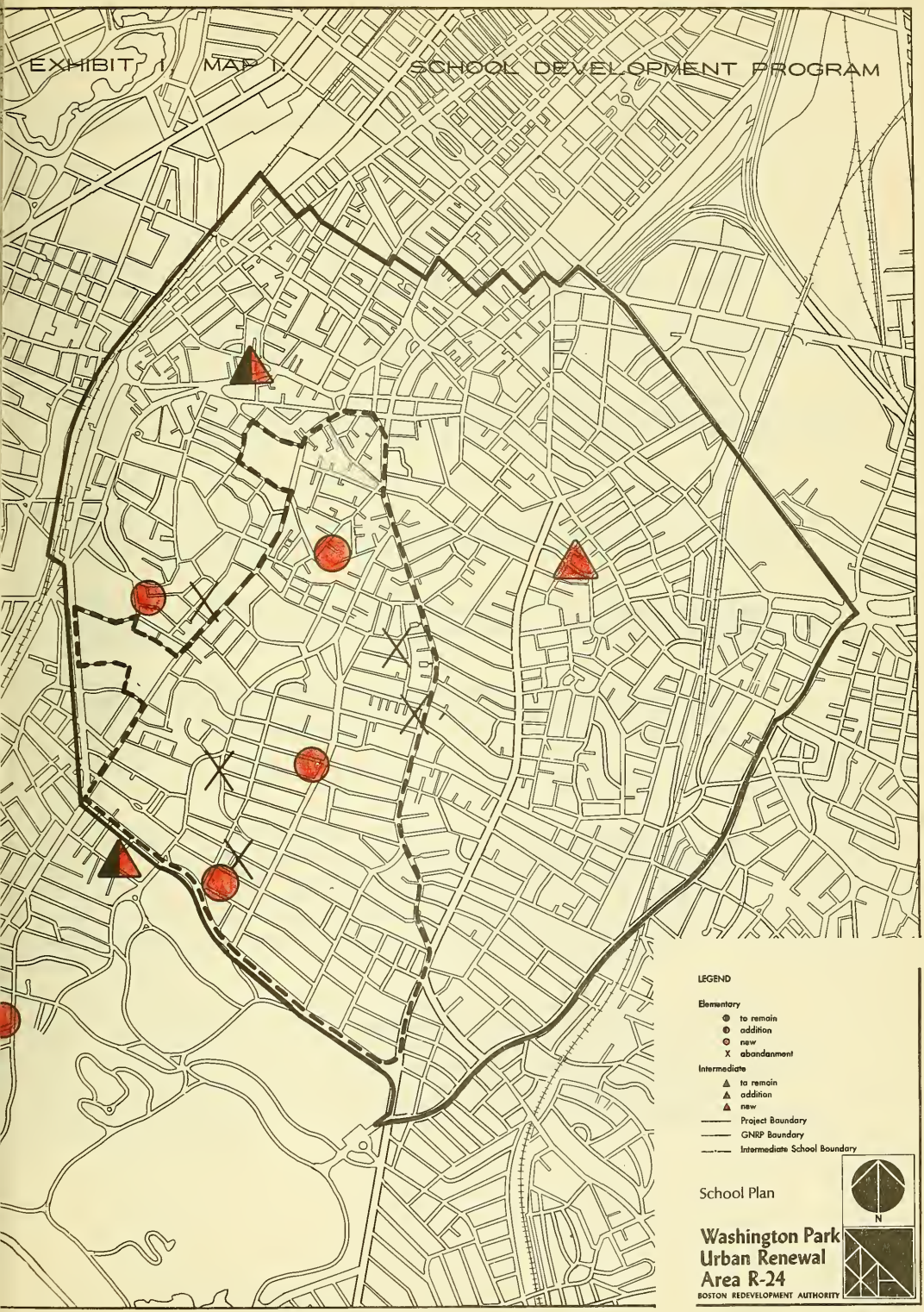
Exhibit I: School Development Program

Facility	Grades	Constructed JHS	Constructed Elem.	Abandoned JHS	Abandoned Elem.
Humboldt	K-5		600		
Boardman	K-4				250
Fuller (New)	K-5		600		
Fuller	K-6				280
Alpine-Circuit	K-5		300		
Howe	K-6				500
Roosevelt Addition	6-8	650			
Blue Hill-Dudley	6-8	1200			
Abby May (New)	K-5		600		
Abby May	K-3				190
Harold-Homestead	K-5		600		
Williams	K-2				130
Ellis Annex	4-6				140
Lewis Conversion	K-5		750	750	
Roosevelt Conversion	6-8	550			190
Timilty Addition	6-8	400			
Totals		2800	3450	750	1680

The Washington Park urban renewal project is the first stage of a long-range renewal program for the Roxbury-North Dorchester General Neighborhood Renewal Area. This GNRP encompasses almost three square miles (bounded as shown on Exhibit I, Map 1, by the proposed Inner Belt line, Massachusetts Avenue, Columbia Road, Blue Hill Avenue, Seaver Street, Columbus Avenue, and the N. H. R. R.), and according to the 1960 Census contained about 82,000 persons.

In contrast to the detailed plan required for the Washington Park project, thus far only a preliminary and generalized plan has been prepared for the GNRP as a whole. The land use proposals of this preliminary plan have been used as the basis for population projections which in turn provide the basis for school planning. Proposed school locations outside the project area in the GNRP also are based on this preliminary plan. Under the general neighborhood renewal plan concept, urban renewal projects would at least be underway in all parts of the GNRP within 10 years. As indicated below, implementation of the Washington Park Urban Renewal Area School Plan would require three extensions of urban renewal in the Roxbury-North Dorchester GNRP: one extension involving amendment of the boundaries of the Washington Park project; the other two requiring the creation of new urban renewal projects specifically for the purpose of providing school sites or larger to include other urban renewal actions.

EXHIBIT 1, MAP 1. SCHOOL DEVELOPMENT PROGRAM



WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

B. Recommended Action by the BRA

June 30, 1964 is a feasible target date for the following steps:

1. disposition of Site I-5 or a portion thereof for school (Humboldt Avenue School) and playground construction purposes.

2. acquisition of all remaining properties in Sites I-2 and I-6 in order to commence relocation of families and demolition of buildings.

3. preparation of a Part I Amendatory Application for Loan and Grant to include property to be acquired for expansion of the Roosevelt intermediate school and for the Abby May replacement.

January 31, 1965 is a feasible target date for the following steps:

4. filing of a Survey and Planning Application for the Dudley-Blue Hill East Project, and preparation of an Application for Temporary Loan--Early Land Acquisition for said project.

5. filing of a Survey and Planning Application for the Timilty Addition project, and preparation of an Application for Temporary Loan--Early Land Acquisition for said project.

6. filing of a Survey and Planning Application for the school site to replace the Fuller School, Jamaica Plain, and preparation of an Application for Temporary Loan--Early Land Acquisition for said project.

C. Summary of School Site Development Data, Acquisition Costs, and Writedown Costs

The Plan proposes acquisition of an estimated total of 1,971,377 square feet or 45.3 acres of land for school sites and related play space. Approximately 1,024,387 square feet or 23.5 acres would be acquired exclusively for school sites: 476,373 square feet or 10.9 acres for elementary school sites and 548,014 square feet or 12.6 acres for intermediate school sites. See Table A, Summary of School Site Development Data.

Acquisition of real estate and site clearance for construction of schools and play facilities will cost an estimated total of $3,906,575. Real estate acquisition amounts to $3,409,125 or 87.3 per cent of total estimated cost. Provision of cleared land for elementary school sites and playgrounds will cost an estimated $1,831,860; for intermediate schools and play facilities, the estimated cost is $2,074,715. See Table B, Summary of School Site Acquisition Data.

WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

Table A

Summary of School Site Development Data

Facility	Area in Square Feet School Site	Play Space	Total
a. Elementary (K-5)			
Humboldt Avenue	121,253	84,500	205,753
Alpine-Circuit Streets	70,535	89,300	159,835
Harold-Homestead Streets	104,125	109,300	213,425
Abby May Replacement	91,972	224,290	316,262
Fuller Replacement	88,488	59,300	147,788
Sub-Totals	476,373	566,690	1,043,063
b. Intermediate (6-8)			
Expanded Roosevelt	128,284	162,500	290,784
Dudley-Blue Hill	319,730	217,800	537,530
Timilty	100,000	- - - -*	100,000
Sub-totals	548,014	380,300	928,314
TOTALS			

*Specific provision for play space has not yet been determined.

Table B

Summary of School Site Acquisition Data

Facility	Estimated Acquisition Cost	Estimated Site Clearance Cost	Total Estimated Cost
a. Elementary (K-5)			
Humboldt Avenue	$468,160	$65,900	$534,060
Alpine-Circuit Streets	336,900	53,600	390,500
Harold-Homestead Streets	458,400	63,400	521,800
Abby May Replacement	150,000	29,800	179,800
Fuller Replacement	181,500	24,200	205,700
Sub-totals	$1,594,960	$236,900	$1,831,860
b. Intermediate (6-8)			
Roosevelt Expansion	623,500	84,200	707,700
Dudley-Blue Hill	1,078,000	145,600	1,223,600
Timilty	112,665	30,750	143,415
Sub-totals	$1,814,165	$260,550	$2,074,715
TOTALS	$3,409,125	$497,450	$3,906,575

WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

As indicated above, sites acquired and cleared for new and expanded school facilities also provide land for related play space. The Total Estimated Costs given in Table B above covers both school and play space since, under normal school development circumstances, the cost of acquisition and development of a play facility would be borne as a school cost. However, the "Estimated Land Purchase Price" paid by the City below is based upon only that part of the total site designated herein to be disposed of to the City for school construction purposes. Whether the play space is dedicated by the BRA or sold it will be placed under the Parks and Recreation Commission.

Based on an estimated total land purchase price for school sites of $112,683, subtracted from the total estimated cost to the BRA of acquisition and site clearance ($3,906,575), the estimated equivalent writedown cost for school sites in the Plan is $3,793,892. See Table C, Summary of Estimated Writedown Costs.

Table C

Summary of Estimated Writedown Costs

Facility	Total Estimated BRA Cost	Estimated Land Purchase Price*	Estimated Writedown Cost
a. Elementary (K-5)			
Humboldt Avenue	$534,060	$13,338	$520,722
Alpine-Circuit Streets	390,500	7,759	382,741
Harold-Homestead Sts.	521,800	11,454	533,254
Abby May Replacement	179,800	10,117	189,917
Fuller Replacement	205,700	9,734	215,434
Sub-totals	$1,831,860	$52,402	$1,779,458
b. Intermediate (6-8)			
Roosevelt Expansion	$707,700	$14,111	$693,589
Dudley-Blue Hill	1,223,600	35,170	1,188,430
Timilty	143,415	11,000	132,415
Sub-totals	$2,074,715	$60,281	$2,014,434
TOTALS	$3,906,575	$112,683	$3,793,892

*Based on an estimated disposition price of $ .11 per square foot, which is the price approved by the BRA for the Humboldt Avenue School site. (See Note, page 16a.)

WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

D. Proposed Development Time Schedule for Elementary and Junior High School Facilities

The Proposed development schedule for elementary and junior high school facilities (construction and conversions) required for execution of the Washington Park School Plan is shown on Exhibit II, Maps 1 and 2, School Development Schedule, and summarized below.

Exhibit II: School Development Time Schedule

Facility	Site Available	Ready For Occupancy	Estimated Construction Cost*
Humboldt, K-5 (600 pupils)	1964	1965	$1,200,000
Alpine-Circuit K-5 (300 pupils)	1964	1965	600,000
Fuller Replacement Jamaica Plain, K-5 (600 Pupils)	1965	1965	1,200,000
Roosevelt Addition, 6-8 (650 pupils plus 6 special rooms)	1965	1965	2,075,000
Blue Hill-Dudley Jr. High, 6-8 (1200 pupils plus 4 special rms)	1965	1966	3,300,000
Abby May Replacement, K-5 (600 pupils)	1965	1966	1,200,000
Harold-Homestead, K-5 (600 pupils)	1965	1966	1,200,000
Lewis Conversion, K-5 (750 pupils)		1966	300,000
Roosevelt Conversion, 6-8 (550 pupils)		1967**	***
Timilty Addition, 6-8 (400 pupils)	1967	1968	1,000,000
TOTAL			$12,075,000

*Based on unit costs used in Capital Improvements Program of $2,000 and $2,500 per K-5 and 6-8 pupil respectively. Cost of rooms for special classes in K-5 schools should be reflected in these estimated construction costs.

**Timing of conversion related to construction of new high school capacity for Freshman class of English High School.

***No estimate available at this time.

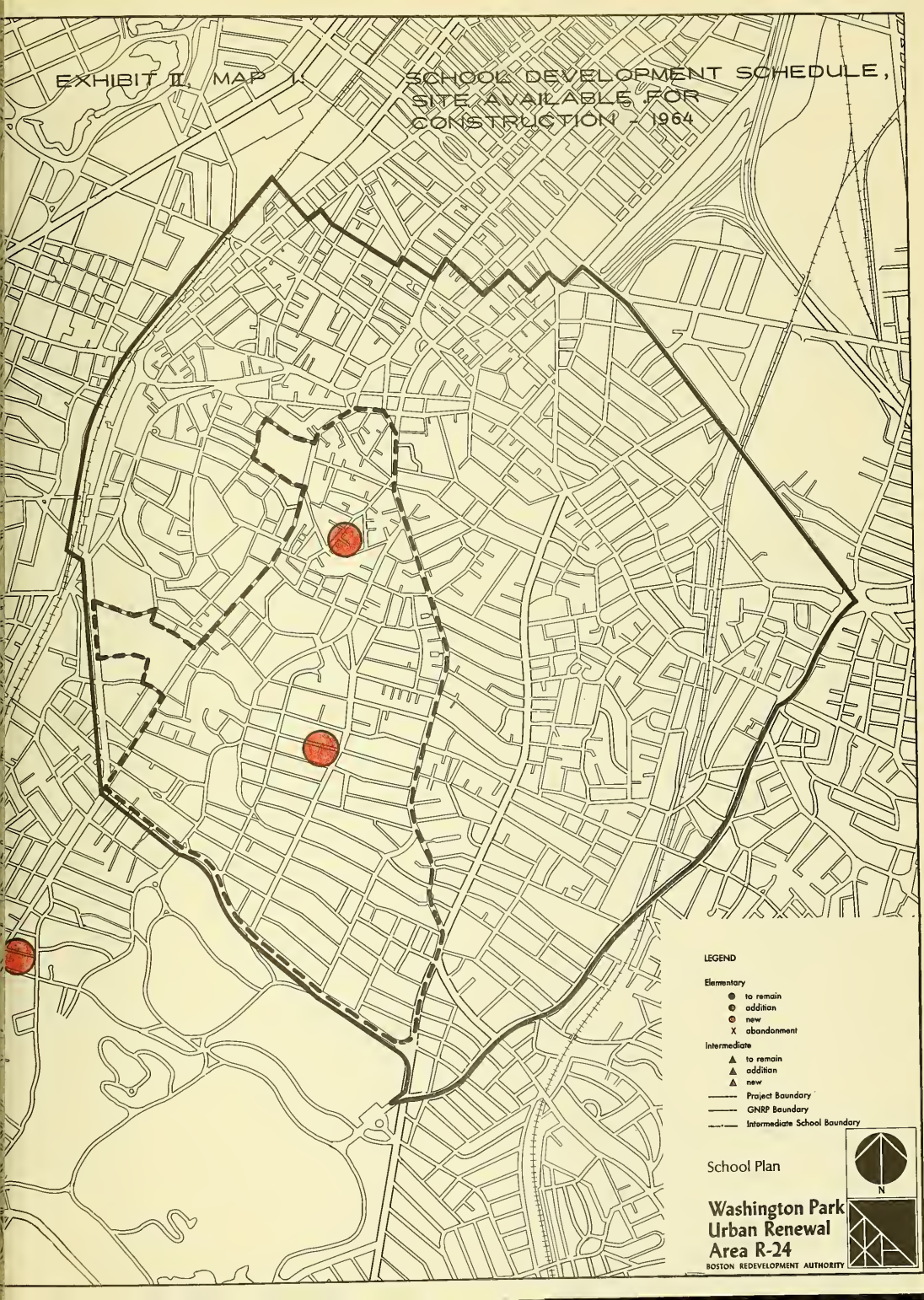
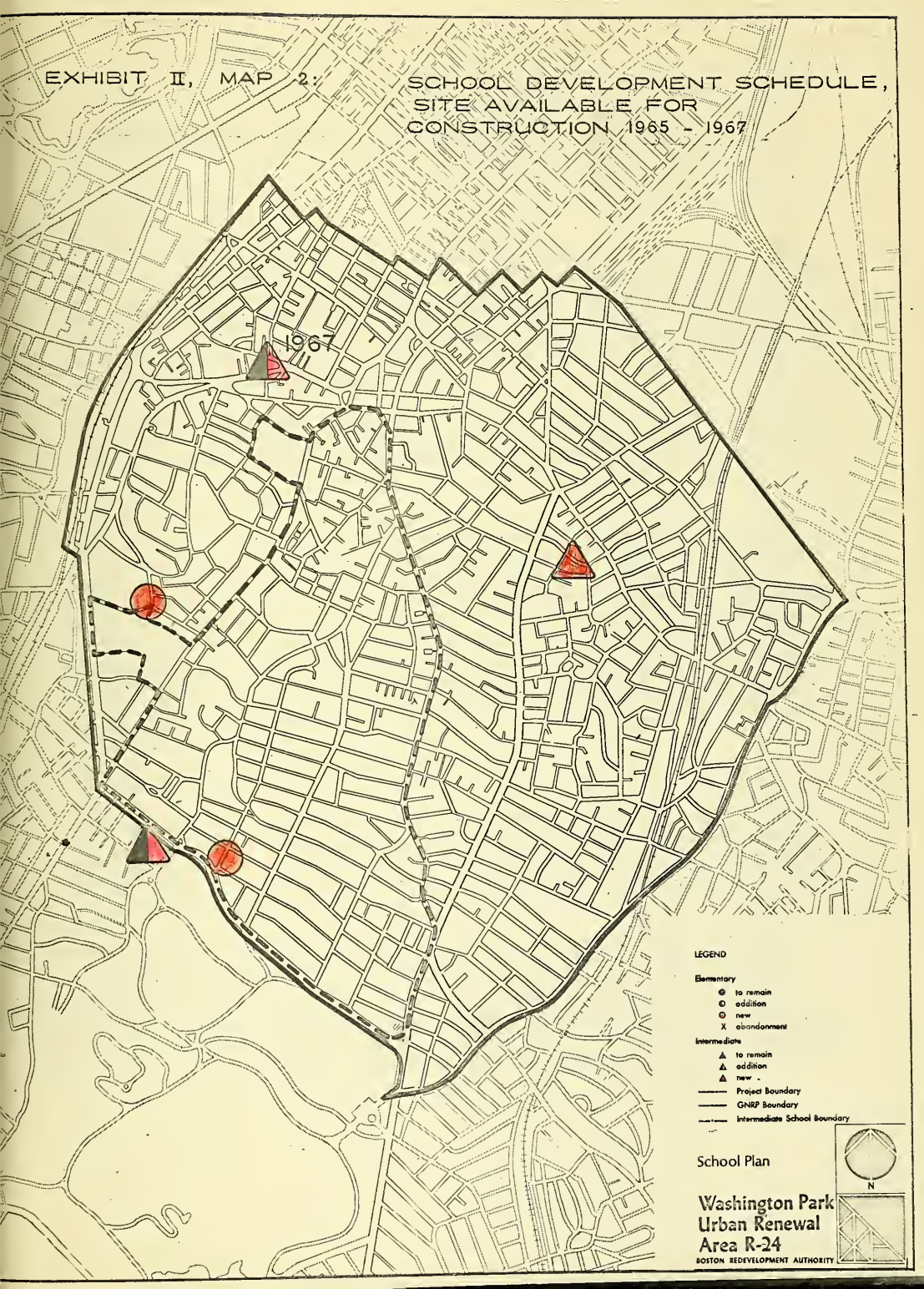


EXHIBIT II MAP 1.
SCHOOL DEVELOPMENT SCHEDULE,
SITE AVAILABLE FOR
CONSTRUCTION - 1964
LEGEND
Elementary
to remain
addition
new
X abandonment
Intermediate
to remain
addition
new
Project Boundary
GNRP Boundary
Intermediate School Boundary
School Plan
N
Washington Park
Urban Renewal
Area R-24
BOSTON REDEVELOPMENT AUTHORITY

EXHIBIT II, MAP 2:

SCHOOL DEVELOPMENT SCHEDULE, SITE AVAILABLE FOR CONSTRUCTION 1965 - 1967



E. Unresolved Issues

1. Grade Organization

The Washington Park Urban Renewal Area School Plan, based on recommendations of the Sargent Report, modified to conform to plan objectives, assumes a K-5, 6-8, and 9-12 pattern of grade organization. Alteration of this assumption would have drastic consequences on the Washington Park project plan in terms of school site development and adequacy of play facilities, apart from any social considerations.

School Committee policy on this matter will have to be clarified as a prerequisite of programming development of intermediate school facilities and related modifications of intermediate school district boundaries.

2. Class and Classroom Size

The Washington Park Urban Renewal Area School Plan assumes, as an objective, that all existing classrooms will be programmed to accommodate 25 pupils; that, assuming a rigid standard of classroom size is applied in school facility planning, all new classrooms will be built to accommodate 30 pupils each but programmed for only 25 pupils in terms of number of classrooms planned; but that class size per se is an obsolescent standard for space planning in new school facilities at all grade levels. School Committee policy on this matter requires clarification and probably modification if the Washington Park Plan is to be implemented. Changing the standard for class size, for example, by five pupils, results in one more or one less school required in the project area.

3. Approval of Construction and Site Proposals

All construction and site proposals for elementary schools in the project area have been reviewed and approved by the School Department (the Harold-Homestead Streets School received only a qualified approval). The Harold-Homestead Streets School also requires School Committee approval, with this approval contingent upon their policy on class size.

Both elementary school proposals outside the project area, the Abby May Replacement and the Fuller Replacement, have School Committee approval. Among intermediate school proposals, only the proposal to construct an addition to the Roosevelt has received affirmative consensus. School agencies have not reviewed a site proposal for the Roosevelt or construction and site proposals for the Dudley-Blue Hill and the Timilty. Site proposals for the Abby May and Fuller replacements have not been reviewed.

WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

II. School Development Programming

A. GNRP and Project Planning Considerations

In 1950-60, the population of the Roxbury-North Dorchester GNRP declined from 108,913 to 82,247, a loss of 26,666 persons or 24.5 per cent. School age population in the same period declined from 22,187 to 18,373, a loss of 3,814 persons or 17.1 per cent. School age population as a per cent of total population increased from 20.4 to 22.6 per cent. However, in areas experiencing heavy in-migration of Negro population, the per cent increase in school age population was more than twice that in the overall Roxbury-North Dorchester GNRP.

The influx of young Negroes, the low median age of the Negro population (26.5 and 26.1 years for male and female, respectively, as contrasted to 31.5 and 36.2 for whites, respectively), and a high fertility rate indicates that as Roxbury-North Dorchester or any sub-area therein, becomes predominently Negro, the population pyramid will show a corresponding increase in school age population. Moreover, because of these same factors, the population pyramid of Negroes among the school age cohorts should remain substantially the same in 1968 and 1970 as it was in 1960.

Given the rapid shift in racial composition in the project area toward Negro predominance, for the purpose of population projection a Negro population pyramid was assumed. The projected total population and school age population in 1968 and 1970 were adjusted for the estimated net loss in dwelling units during project execution.

Execution of the Washington Park Urban Renewal Plan is scheduled to be accomplished within a four-year period: 1963 to 1967. Carrying out the Plan's treatment and land use proposals will result in an estimated net loss of 1,002 dwelling units by 1968. However, the population per household in the project area will increase in 1960-1968 by a projected .3 persons from 3.5 to 3.8 persons per household. The net result is no loss in population between 1960 and 1968; in fact, a slight increase from 23,000 (1960 Census) to an estimated 23,430. Projected household size and population will remain relatively constant from 1968 through 1970.

1. Elementary School Projections (Project Area)

By 1968 a projected 16 per cent of the population in Washington Park or 3,749 persons will be in the 5-10 age group (K-5 grades). By 1970, the project area will experience a projected 20 per cent increase in this age group to 19 per cent of the total population or 4,452 persons, an increase of 603 children. An estimated 10 per cent of the total K-5 population or 445 children will not attend public schools by 1970, leaving 4,007 pupils to be enrolled in public schools.

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Elementary schools serving the project area will have a projected capacity by 1967 of 4,480 pupils, of which 4,280 pupil spaces will directly serve the project area as follows: New schools or parts serving pupils from the project area, 1,900 pupils; existing schools or conversions serving the project area, 2,380 pupils. In addition to the 4,007 pupils from the project area by 1970, 200 pupils from the area east of Warren Street and south of Waverly Street are scheduled to attend the Lewis when converted to an elementary school. Thus 4,280 pupil spaces in eight (8) K-5 schools serving the project area will accommodate a projected 4,207 pupils by 1970. See Appendix A, Elementary School (K-5) Population Projections--1968 and 1970--Washington Park Urban Renewal Area School Plan.

2. Intermediate School Projections (Project Area)

By 1968 a projected 6.3 per cent of the project area's population or 1,476 persons will be in the 11-13 age group (6-8 grades). By 1970 a 20 per cent increase in this age group is projected to 7.6 per cent of the population or 1,780 persons. An estimated 16 per cent of the intermediate school age population or 285 children will not attend public schools by 1970, leaving 1,495 pupils from the project area to be enrolled in public intermediate schools.

Intermediate schools serving the project area will have a projected capacity of 4,770 pupils of which 1,495 pupil spaces or 31.3 per cent will accommodate pupils from the project area. An estimated 1,050 pupils will reside south of the proposed crosstown boulevard and an estimated 445 pupils north of the boulevard. See Appendix B, Intermediate School Population Projections--1968 and 1970--Washington Park Urban Renewal Area School Plan.

3. GNRP Intermediate School Projections: 1960 - 1975

Based on the Preliminary Roxbury-North Dorchester General Neighborhood Renewal Plan, the following projected population changes would result from treatment and land use proposals as well as economic factors affecting housing development:

a. An estimated 150 acres of existing residential uses will be removed and redeveloped at a lower net density of 10 dwelling units per acre, for a loss of 1,500 dwelling units.

b. An estimated 100 acres of existing residential uses will be removed and redeveloped for non-residential uses and community facilities, for a loss of approximately 3,500 dwelling units.

c. The estimated reduction in dwelling units of 5,000 dwelling units would result in a population reduction in the GNRP of an estimated 18,400 persons between 1960 and 1975. The 1975 population of Roxbury-North Dorchester would be approximately 64,000 persons.

d. The estimated per cent of total population in Roxbury-North Dorchester in the 11-13 age group by 1975 would be 7.0 per cent (somewhat lower than in the project area) or 4,480 persons of which an estimated 84 per cent or 3,770 persons would be enrolled in public intermediate schools in Roxbury-North Dorchester as follows: Dudley-Blue Hill - 1,200 pupils; Roosevelt - 850 pupils; Timilty - 830 pupils; and Campbell - 890 pupils.

B. School Facility Planning Considerations

1. Basic Approach to Programming

The Redevelopment Authority has assigned highest priority to the acquisition of sites for new and expanded school facilities within and outside urban renewal projects. New and improved school facilities are regarded as the focal points and symbols of neighborhood rehabilitation. Moreover, the intricate timetable for development activities within each urban renewal area is contingent upon an expeditious school building program at all grade levels.

The magnitude and complexity of the school facilities plan for Boston between now and 1975 as indicated in the Capital Improvements Program suggests the need initially for a controlled pilot demonstration designed (1) to ascertain the optimum procedure for coupling school planning and urban renewal, and (2) to focus community attention on the key role of new standards in educational programs and school design in the improvement of social conditions through the city's urban renewal program. Toward this end, the Redevelopment Authority staff fully endorses the objectives and procedures for planning the Humboldt Avenue School, stated in the "Proposal for Planning the Humboldt Avenue School" (See Appendix C), as the basic approach to programming all new school facilities in the Washington Park School Plan.

2. Grade Organization

The school plan for Washington Park is based on the grade organization plan recommended in the Sargent Study. In terms of educational and social goals as well as school construction programming requirements, the most significant aspect of the Sargent Report's recommendations for school planning in Roxbury-North Dorchester is grade organization.

Accepting the basic principle of a uniform point of grade transfer in the school system, recognizing that implementation of this principle requires a comprehensive school plan, and having been given no alternative program and rationale for grade organization offering at least equivalent educational advantages, the Washington Park school plan adopts grade organization consisting of kindergarten through grade 5 elementary schools and grade 6 through 8 intermediate schools. The plan further assumes that the existing and new elementary school facilities will remain on a K-6 basis until the availability of intermediate school facilities make it feasible to convert them to a K-5 basis.

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A K-5 and 6-8 grade organization system can facilitate achievement and maintenance of a racial balance (i.e., not more than 50 per cent Negro enrollment) in intermediate schools serving Roxbury-North Dorchester in general and Washington Park in particular. The intermediate school plan for Roxbury-North Dorchester, including district boundary recommendations, proposed in the Sargent Report, as modified by the BRA in the Washington Park Urban Renewal Area School Plan, seeks to achieve this objective by location of intermediate schools at the periphery of the GNRP in order to draw pupils from other neighborhoods.

This objective as well as other basic social objectives for the community are not served well by a K-8 grade organization pattern. If, for example, the grade organization adopted for Roxbury-North Dorchester is K-8, then by 1970 construction of a 400 pupil addition to accommodate intermediate pupils will be required at each of these four (4) schools in Washington Park: Alpine-Circuit Streets, Humboldt Avenue, Ellis, and Harold-Homestead Streets. On the one hand, this would result in three (3) 1,000 pupil schools racially imbalanced through grade 8; on the other hand, the remaining play spaces would be extremely inadequate for schools of the resultant size and age levels served, thereby contradicting recreational objectives of the urban renewal plan for the community.

3. Class and Classroom Size

The subject of class size is surrounded by conflicting opinion and philosophies. The School Department presently uses a standard of 35 pupils per classroom in school planning. Nationally, elementary school classes in urban areas average approximately 30 pupils per classroom. The Sargent Report uses 30 pupils per classroom as a standard.

The Washington Park plan has assumed that a child who competes for the teacher's attention in a ratio of 1 to 25 is in a better position to effectively obtain it, than in a ratio of 1 to 30 or 35. Thus, this plan uses 25 pupils per classroom as the standard for existing project schools and projecting needed classroom space. This standard would not preclude constructing classrooms large enough to accommodate 30 pupils.

However, the number of children in one classroom space with one teacher is becoming a less important criterion for school planning than the ratio of staff to pupils, variety of class group sizes, and flexibility in classroom arrangement that allows change as future needs dictate. The less flexibility in classroom arrangement, the more significant pupil-teacher ratio becomes.

Therefore, a definitive proposal on classroom size should be deferred until the School Department-ABCD planning committee can resolve the issue with a school program and, more conclusively, until research on class size, derived in part from the Humboldt Avenue school experiment, is more substantial. Staged timing of school construction under this plan permits this flexibility.

WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

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III. Elementary and Intermediate School Plans

A. Elementary School (K-5) Plans

1. Elementary Schools Serving the Washington Park Project Area

The Plan proposes four new elementary schools with a total capacity of 2100 pupils to serve pupils residing in the project area: the Humboldt Avenue School, the Alpine-Circuit Streets School, the Harold-Homestead Streets School, and the Abby May Replacement. With the amendment of project boundaries as proposed herein, all of these schools will be constructed in the project area. Only the Abby May, however, is scheduled to serve some pupils living outside the project area, in Highland Park to the north.

The Plan also proposes construction of a 600 pupil school in Jamaica Plain, not serving the project area, which is essential to permit conversion of English High Annex (the Roosevelt) to an intermediate school, one of the highest priorities in the Washington Park School Plan. Removal of English High Annex (ninth grade pupils) will be effected by the planned addition to English High School with which the School Department is proceeding and in the long run by the new campus high school. Removal of grades 1-6 from the Roosevelt is contingent upon construction of a new school which will also replace the Fuller and provide additional pupil capacity. (The replacement would function as a K-6 until the opening of the Roosevelt Addition whereupon sixth grade pupils can be transferred to the Roosevelt.)

The Plan proposes conversion and modernization of the Lewis Junior High School to serve as an elementary school with a capacity of 750 pupils. Approximately 200 pupils residing immediately east of the project area, across Warren Street, would attend the Lewis.

The Plan proposes the abandonment of five elementary schools and the Ellis Annex (the former Godvin School), four of which, including the Ellis Annex, are in the project area. The sites of two of the schools to be abandoned, the Williams and the Fuller, are proposed for incorporation in new elementary school sites, the Harold-Homestead Streets School and the Fuller Replacement respectively. The Howe and the Boardman schools occupy particularly important locations in terms of reuse of their sites. A portion of the Howe School site is included in the shopping center reuse site F-1, and in an access street to site F-1 as well as to housing site C-2, both of which are scheduled for construction in 1964. The Boardman School site forms part of reuse site H-6, scheduled for construction of a YMCA facility in 1964. The portion of the Ellis School site occupied by the Ellis Annex is proposed for acquisition and disposition for institutional reuse (Site H-10). Ultimately the Abby May School site will be acquired for incorporation in the proposed right-of-way of the corsstown boulevard to be constructed between Washington Street and Jackson Square. See Exhibit III, Map 1, Proposed Land Use Plan (Washington Prak Project Area).

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a. Humboldt Avenue (K-5)

The site for this 600 pupil school (designated I-5 in the urban renewal plan), with the recent addition of two parcels, was acquired in 1962 under early land acquisition procedures. Family and business relocation was completed in January since which time, barring special site preparation, the site has been available for disposition. See Exhibit III, Map 2, Humboldt Avenue School Site (I-5).

The Humboldt Avenue School is required to relieve overcrowding at the Garrison and Ellis Schools and to replace the Boardman. The School Department has given firm agreement to the site; the School Committee has submitted the request for construction funds in the $29 million bond program.

The presence of ledge outcropping on that portion of Site I-5 designated for school construction necessitates provision of a larger than average school site for a 600 pupil school to facilitate economic building, design and engineering. See Appendix D, Humboldt Avenue School Site Development Program. See topography as shown on Exhibit III, Map 2. Should property contiguous to Site I-5 prove to be infeasible of rehabilitation, the BRA could exercise its legal authority to acquire, demolish and dispose of these properties for new uses. It is possible, therefore, that during execution of the plan (subsequent disposition of Site I-5 as presently delineated) the site could be expanded westward if necessary or desirable.

b. Alpine-Circuit Streets (K-5)

The Alpine-Circuit Streets School is required to enable pupils from Washington Park in the Dillaway District, attending the Dillaway School, across Washington Street, to attend a school serving the immediate neighborhood. This school also in part will serve to replace the Howe School. The School Department has given tentative agreement to the site; the School Committee has included this school in their $29 million school bond request.

The site (designated Site I-2 in the urban renewal plan) for this 300 pupil school is officially scheduled for BRA acquisition in the second half of 1964. This schedule can be accelerated. Approximately 50 per cent of the properties in Site I-2 will have been acquired (to alleviate owners' hardship and remove hazardous buildings) by January 30, 1964. See Exhibit III, Map 3, Alpine-Circuit Streets School Site (I-2). Family relocation and demolition can be completed by fall 1964, at which time, barring special site preparation, the site will be available for disposition.

The boundaries of Site I-2, particularly the easterly boundary in the immediate vicinity of Fountain Street, are subject to review and reconsideration based on further site design analysis by BRA staff.

Also, the presence of ledge outcropping on that part of the site designated for school construction necessitates a larger than average school site for a 300 pupil school to facilitate economic building design and engineering.

c. Harold-Homestead Streets (K-5)

The site for this 600 pupil school is scheduled for acquisition early in 1966. However, acquisition throughout the project area is being accelerated to relieve hardship. (By January 31,1964, approximately 25 per cent of the properties in Site I-6 had been acquired to alleviate owners' hardship and remove hazardous buildings). Project emphasis on acceleration of school construction, in combination with the aforementioned policy, suggests that at least a site for school construction will be available prior to 1966. See Exhibit III, Map 4, Harold-Homestead Streets School Site (I-6).

Construction of this school is required to relieve anticipated overcrowding at the Ellis and Garrison schools and to replace the Williams. This school has tentative site approval from the School Department; however, it is not included in the School Committee's request for construction funds in the $29 million bond program.

The Washington Park Urban Renewal Plan proposes construction of a new street, adjoining the easterly boundary of Site I-6, to connect Hutchings and Homestead Streets. The precise design requirements of this right-of-way adjustment have not been determined as yet. Presently this street is shown as a right-of-way easement on preliminary disposition plans.

The Williams School forms part of Site I-6. This school will be acquired and demolished by the BRA. The timing of these actions in relation to the development schedule of I-6 will have to be determined prior to design of the new school facility. See Exhibit III, Map 4.

d. Abby May Replacement (K-5)

The site for this 600 pupil school is scheduled in the Plan for acquisition late in 1964. The Sargent Report was written prior to and therefore does not project acquisition of Notre Dame Academy for housing development. The first 202 dwelling units of an estimated total of 500 dwelling units now are under construction on the Academy site. The total development will produce an estimated 400 K-5 pupils. Accelerated replacement of the Abby May, therefore, becomes essential to accommodate this projected increase in pupil load. The School Committee has assented to this and included this replacement in their requested bond issue. No discussions on location, site or school size have yet been held.

The proposed site for the Abby May replacement conforms to the preliminary Roxbury-North Dorchester GNRP land use and community facilities plan and the Sargent Report recommendation. The concept of

location is to place the school in the center of a ring of housing, with no contiguous local through streets between Columbus Avenue and Washington Street; link the school to the existing Connolly playground; use the lowland for school development which is less advantageous for housing development than the slopes of Notre Dame Academy; and closely relate the school to the crosstown boulevard for visibility as a gateway to Roxbury.

This school site can be linked to the Connolly playground (5.15 acres) by the closing of a portion of Marcella Street. Approximately one acre of the Connolly playground would be acquired to construct right-of-way for the crosstown boulevard, leaving approximately 4.1 acres. Based on the Sargent Report's standard, a 600 pupil school should have a minimum of 2.2 acres of play space. The playground, therefore, is of more than adequate size to serve the school facility. See Exhibit III, Map 5, Site for Abby May Replacement.

The replacement for the Abby May is designed primarily to serve the school needs of the section as shown on Exhibit III, Map 6, Preliminary GNRP Land Use and Circulation Plan, Service Area of Abby May Replacement.

The tract of land proposed to be acquired, cleared and redeveloped for construction of a school to replace the Abby May does not have sound boundaries by itself to qualify the tract as a project. The most significant factors in determining the most appropriate administrative arrangement for planning and implementing urban renewal for this tract are proposed land use and traffic circulation.

The preliminary renewal plan for this section proposes extension of new housing development from the Academy Homes site to the proposed crosstown boulevard. Marcella Street between Highland Street and Ritchie Street is proposed to be abandoned and incorporated in the Connolly Playground in part to compensate for acquisition of a portion of the playground for right-of-way purposes. See Exhibit III, Map 5. Likewise, most of Ritchie Street from Columbus Avenue to Marcella Street eventually will be abandoned and that portion of the right-of-way contiguous to the Connolly Playground incorporated either in the playground facility or in the Academy Homes site. The Ritchie Street-Marcella Street-Highland Street connection between Columbus Avenue, Centre Street and Washington Street is proposed to be replaced by the crosstown boulevard. See Exhibit III, Map 6.

The boundaries of the proposed extension of the project area would extend from Notre Dame Academy frontage on Marcella Street, across this street, thence following the northerly line of Marcella Street. The plan proposes eventual acquisition of all property between Highland Street, Marcella Street, Thornton Street, Valentine Street, and Fulda Street, as well as additional substandard property in the vicinity, including the Abby May School. Initially, however, the proposed extent of property acquisition is based on the objective of expeditious school site development. (This objective precludes

incorporating a parcel or any part thereof of 91,261 square feet, occupied by a large factory, into the school site since it is unlikely that early removal of this industrial use can be accomplished.)

2. Elementary (K-5) School Not Serving the Washington Park Project Area

a. Fuller Replacement (K-5)

The present Fuller School is in the center of the neighborhood to be served. Construction of a 600 pupil replacement, scheduled in the Plan for 1964-65, is proposed in the near vicinity. The School Department recognizes the urgency of replacing the Fuller, in terms of providing space to relocate pupils from the Roosevelt, and is prepared to act expeditiously. There has been no discussion as yet on the site or size of the school. (See Note, page 16a.)

B. Intermediate (6-8) School Plans

The proposed intermediate school plan for Roxbury-North Dorchester herein consists of the following: 1) conversion of English High Annex to a 550 pupil intermediate school, construction of a 650 pupil addition by 1966, and provision of a site for recreational facilities; 2) construction of a 1200 pupil intermediate school and a related play facility east of the Washington Park project area; 3) retention of the 830 pupil Timilty School, construction of a 400 pupil addition by 1968, and provision of a site for recreation facilities; and 4) retention of the 1140 pupil Campbell School, with a site addition for recreation facilities. As shown on Exhibit IV, Map 1, Proposed Intermediate School Pattern, these four schools, located at the periphery of the GNRP, are almost equidistant.

The BRA's intermediate school plan for Roxbury-North Dorchester is at variance with the Sargent Plan in four respects (See Exhibit IV, Map 2, Sargent Report's Intermediate School Plan):

a. Conversion of the Dearborn to serve as an intermediate school (presently serves as a 3-8 school) is regarded as an expedient extension of its present function but not a desirable long-run objective if the intermediate school population in Roxbury-North Dorchester can be adequately accommodated at the four intermediate schools proposed in the plan. The Dearborn School, located in the midst of the Orchard Park Housing Project tends to be identified exclusively with the housing project and therefore, as a matter of social policy, cannot be considered in an optimum location for an intermediate; the C. I. P. agreed and recommended it become an elementary school. Since, as indicated, the intermediate school enrollments as projected by Sargent will be reduced by reduction of the housing units and population withinn the GNRP, in large part in the vicinity of Dearborn, this solution has been reevaluated as stated.

NOTE: Fuller Replacement

In late 1963 a replacement site for the Fuller School was proposed as shown in Exhibit III, Map 8. At that time this site consisted of 121,996 square feet of vacant land fronting on Forest Hills Street, Jamaica Plain, and the contiguous 25,792 square feet of the present Fuller School for a total of 147,788 square feet. Figures derived from this proposal are incorporated in Tables A, B, and C on pages 4 and 5, and in the summarizations of the plan. Development of this site would have entailed no relocation or demolition apart from the old Fuller School itself.

In 1964, however, this site is no longer available as it is under full-scale construction for moderate-income housing. There are nonetheless other opportunities for a comparable site in the near vicinity, for which the BRA can be of even greater assistance to the School Department in obtaining and bearing any relocation and demolition costs.

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b. The location proposed in the Sargent Report for the new intermediate school (east of Blue Hill Avenue and north of Quincy Street) is quite close to the existing Campbell intermediate school. By shifting the proposed 6-8 school's location northward to the vicinity of the intersection of Dudley Street and Blue Hill Avenue (See Exhibit IV, Map 2), the potential redundance in service areas is avoided. Moreover, depending on the magnitude of the anticipated reduction in dwelling units in Roxbury-North Dorchester as a consequence of urban renewal action, this new school in combination with a 400 pupil addition to the Timilty is well located to replace the function of the Dearborn. Reducing the proposed intermediate districts from five to four facilitates this shift.

c. The BRA plan for intermediate school district boundaries in Roxbury-North Dorchester differes in two respects with that shown in the Sargent Report (See Exhibit IV, Map 2.)

(1) The BRA plan designates four intermediate school district quadrants divided by a north-south axis primarily along Warren Street, and an east-west axis primarily formed by the proposed crosstown boulevard.

(2) The BRA plan does not assume, as a long-range basis for intermediate school district boundaries, conversion of the Dearborn School to a 6-8. Rather, the area split into two districts in the Sargent Report, served by the Dearborn School and the new intermediate school east of Blue Hill Avenue, essentially is one district in the BRA plan, excluding the area served by the Lewis School, and is served by the Dudley-Blue Hill 6-8 School.

d. The Sargent Report's recommended elementary school building program (See the Sargent Report, pp. II 77 & II 78) is modified in the preliminary Roxbury-North Dorchester GNRP to reflect projected population changes and shifts resulting from urban renewal activities (See Section II A 3), which has an important bearing on intermediate school planning. Several of the proposed modifications are reflected in the Capital Improvements Program.

(1) Construction of a "K-6 for 550 pupils, plus 2 special rooms in vicinity of Groom St." is replaced by an addition of 400 to the Emerson School and an expanded addition to Hawthorne of 450 instead of 280 as proposed by Sargent.

(2) Construction of a "K-6, plus 2 special rooms in vicinity of Vernon and Cabot Sts." for 550 pupils will be more than is needed and in the wrong location due to change in land use proposed in the preliminary Roxbury-North Dorchester GNRP. The school was therefore dropped from the C. I. P. A new K-5 in vicinity of Bartlett Street, to replace the Dudley and Dillaway Schools, will be approximately 200 pupils larger, as proposed in this C. I. P.

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(3) Construction of a"K-5 in the vicinity of Bacon" for 550 pupils will not be needed because of ultimate use of the Dearborn for an elementary school, rather than for intermediate pupils. This school was therefore not included in the C. I. P.

(4) Construction of a "K-5 in vicinity of Otisfield St." for 350 pupils is handled by proposed construction of a 200 pupil addition to the proposed "K-5, plus 2 special rooms in vicinity of Devon and Normandy Sts." for 550 pupils (indicated below as the "Normandy-Intervale Streets School"), and building the "K-5 in vicinity of Ceylon St." for 750 pupils instead of 700, the Fenwick and Winthrop replacements for 600 instead of 550.

(5) Construction of a "K-5 in vicinity of Marshfield St." for 550 pupils will be unnecessary because of the change in land use to industrial and loss of population in the neighborhood proposed in the GNRP.

Based on a set of assumptions with respect to population change and trends in ethnic characteristics of the population in Roxbury-North Dorchester and adjoining planning areas, the plan proposes a pattern of K-5 schools feeding 6-8 schools within revised district boundaries. See Exhibit IV A, Proposed Feeder School Pattern and Exhibit IV, Map 3, Proposed Feeder School Pattern. This intermediate school plan and its implications for revision of intermediate district boundaries have not been reviewed with the School Department.

The proposed Roxbury-North Dorchester GNRP feeder school pattern involves schools west, south and east of the GNRP. The plan is flexible in that it designates several "option schools"* from which pupils can be fed into alternative school districts in order to: a) temporarily relieve overcrowding and/or b) facilitate racial balance at any of the four intermediate schools.

Exhibit IV A: Proposed Feeder School Pattern

Intermediate Schools (6-8)		K-5 Feeder Schools
Roosevelt	1200 pupils	Humboldt Avenue (O/T)* Ellis (K-5) - Higginson (3-5) Harold-Homestead Abby May Replacement Mendell (Jamaica Plain) Fuller Replacement (Jamaica Plain)

*"Option School" Symbols: O/T - Option/Timilty; O/C - Option/Campbell; and O/R - Option/Roosevelt

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Exhibit IV A (continued)

Intermediate Schools (6-8)		K-5 Feeder Schools
Dudley-Blue Hill	1200 pupils	Baker New School north of Baker Dearborn Emerson Hawthorne Winthrop Replacement (O/C)*
Timilty	1230 pupils	Alpine-Circuit Streets Lewis Hale Dudley-Dillaway Replacement Tobin (Parker Hill-Fenway) Bulfinch Replacement (Parker Hill-Fenway)
Campbell	1140 pupils	Garrison (O/R)* Fenwick Replacement Dickerman-Brooks Replacement Normandy-Intervale Streets Atherton-Gibson Replacement (Dorchester Improvement Area) Endicott (Dorchester Improvement Area)

*"Option School Symbols: O/T - Option/Timilty; O/C - Option/Campbell; and O/R - Option/Roosevelt.

1. Roosevelt Intermediate School and Addition (6-8)

The Roosevelt Intermediate School is central to and will serve seven (7) K-5 schools within a three-quarter mile radius. See Exhibit IV, Map 4, Proposed K-5 Feeder School Pattern to Roosevelt Intermediate School. About two-thirds of the Roosevelt's enrollment will reside in Washington Park.

Construction of an addition to and conversion of the Roosevelt is required primarily to allow conversion of the Lewis from an intermediate school to a K-5. Construction of a 650 pupil addition can and should if necessary precede conversion of English High Annex. The present site area of Roosevelt contains insufficient vacant space to accommodate the proposed addition, and no space for a play facility. Construction of an addition and provision of adequate play space will require acquisition of property, relocation of families and businesses and demolition of buildings. See Exhibit IV, Proposed Roosevelt Intermediate School Site Expansion and Exhibit IV, Map 5, Proposed Roosevelt Intermediate School Site Expansion.

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The School Department is in favor of the proposed addition and conversion; it has been included by the school committee in the bond request. The need for site area to accomplish this proposal in addition to the present site of English High Annex has not been reviewed by the School Department.

The Plan proposes assembling: a) a school site of 94,224 square feet, between English High Annex and the Elizabeth Carlton House, to add to the existing school site of 69,374 square feet, for a total school site of 163,598 square feet; and b) a play facility site of 127,186 between English High Annex and frontage property along Washington Street.

The total school (including the existing Roosevelt site) and recreation site of 290,784 square feet or 6.68 acres is proportionately much below the Sargent Report's recommended standard of 6.3 acres for intermediate school sites for 800 pupils. Based on the standard of site size recommended for intermediate school construction by the Massachusetts School Building Assistance Commission, presumably reflected in recent examples of intermediate school construction in Boston's suburbs (for schools typically designed for one-third smaller enrollment), the site expansion proposed for the Roosevelt is about one-fourth of standard site size. However, in a built-up urban area, the site size standard in the Sargent Report is much more realistic.

Exhibit IV B: Proposed Roosevelt Intermediate School Site Expansion

		Area in Sq. Ft.	
Present Site Area (English High Annex)			69,374
Vacant portion of site	26,100		
Pupil capacity of Converted Roosevelt	550		
Proposed Addition: Building and Play Space			
Proposed Pupil Capacity	650		
Estimated Building Area Per Pupil*	95 s.f.		
Estimated Building Area (650 x 95)		61,750	
Proposed number of stories	2		
Estimated Ground Coverage		30,875	
Proposed Acquisition for Building Site (Real Estate and Street Abandonments)		94,224	
Proposed Acquisition for Play Space (Real Estate and Street Abandonments)		127,186	
TOTAL Proposed Acquisition			221,410
TOTAL Roosevelt Site Area (221,410 + 69,374) For 1,200 pupils			290,784 (6.68 acres)

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Preliminary building inspections and environmental surveys indicate that the two non-contiguous tracts of land proposed for acquisition, together with the English High Annex site, are eligible as an urban renewal project. However, the location and redevelopment of the 221,410 square feet proposed for acquisition and the existing school site are functionally very closely related to the Washington Park Urban Renewal Area. For the following reasons, therefore, the Roosevelt Addition is proposed to be incorporated in the Washington Park project area:

a. The school site area is contiguous to Columbus Avenue, a major street boundary of the project area.

b. The majority of projected pupil enrollment at the Roosevelt Intermediate School will reside in the project area.

c. On the north (opposite) side of Columbus Avenue, in the project area, the urban renewal plan proposes clearance and redevelopment for residential reuse from the Egleston Branch of the Boston Public Library to the Egleston Square Station of the MTA. Thus south and north frontages of Columbus Avenue in this location are interrelated insofar as both are proposed to be cleared and rebuilt for a distance of approximately 600 feet.

2. Dudley-Blue Hill Intermediate School (6-8)

Conversion of Lewis Junior High School to an elementary school and projected enrollment growth at intermediate grade levels will require, in addition to conversion of English High Annex to an intermediate school with a new addition, construction of a new intermediate school for 1200 pupils (designated herein the Dudley-Blue Hill Intermediate School) and construction of a 400 pupil addition to the Timilty. The Dudley-Blue Hill Intermediate School only will temporarily serve pupils in project area schools from the Alpine-Circuit Streets School and the Lewis, until construction of the Timilty Addition is completed. Thereafter pupils from K-5 in the project area will be housed at the three other intermediate schools serving the Roxbury-North Dorchester GNRP. (See Exhibit IV, Map 6, Proposed K-5 Feeder School Pattern to Dudley-Blue Hill Intermediate School.)

BRA staff has made a preliminary site selection. Acquisition, relocation of families and businesses, and demolition can be accomplished on that portion of the site suitable for construction of the school facility (exclusive of play space) by early 1965. Neither the School Department nor the School Committee have reviewed this proposal. (See Exhibit IV, Map 7, Proposed Dudley-Blue Hill Intermediate School Site.)

The Sargent Report's intermediate school plan for Roxbury-North Dorchester proposes conversion of the Dearborn School to a 6-8 with two additions of 150 pupils and 300 pupils in 1964 and 1970 respectively, and construction

of a new intermediate school in two stages of 900 pupils and 300 pupils in 1965 and 1968 respectively. The latter school is proposed in the Sargent Report to be constructed near the present site of the Winthrop (K-6). The proposed Dudley-Blue Hill Intermediate School in combination with a 400 pupil addition to the Timilty replaces these proposals in the Sargent Report as shown on Exhibit IV, Map 2.

The Plan proposes a school site of 12.34 acres which includes a minimum of 217,800 square feet or 5 acres of play area and potentially as much as ten (10) acres depending upon design of the facility. The school site development program for the Dudley-Blue Hill Intermediate School, as presented in Appendix E, illustrates what will possibly be desirable, in terms of the Plan's objective of flexible school program and building spaces, for a school which enrolls 1200 students. It might be pointed out that this play area is designed as the replacement for the Eustis playfield (7.6 acres).

3. Timilty Intermediate School and Addition (6-8)

The Plan proposes an addition of 100,000 square feet of land to the Timilty School site to provide for construction of a 400 pupil addition and interim play space. The addition is required to house intermediate pupils from the Lewis School and the Alpine-Circuit Street Schools, in the project area, and four other K-5 schools, two west of the project area in the Highland Park section of the GNRP, and two schools in the Parker Hill-Fenway GNRP. See Exhibit IV, Map 8, Proposed K-5 Feeder School Pattern to Timilty Intermediate School and Exhibit IV, Map 9, Proposed Timilty Intermediate School Site Expansion.

The extent of the proposed site addition is limited on the north by a steep cliff and on the west by the alignment proposed by the State D. P. W. for the extension of Interstate 95 (S. W. Expressway). The latter proposal, in doubt at least with respect to timing, should not affect provision of the minimal site for play space indicated in the plan (Exhibit IV, Map 8). On the east, the tentative site plan boundary is set at St. Luke's Home, a structure of historic value. Ultimately, the GNRP proposes the closing of Roxbury Street at least from Linden Park Street to Eliot Square. This proposal is contingent upon a more comprehensive approach to renewal of the Lower Roxbury Area and implementation of the proposed expansion of the Timilty in no way is contingent of this street adjustment.

4. Campbell Intermediate School (6-8)

The Campbell, with a capacity of 1140 pupils, is adequate in size to handle six proposed K-5 feeder schools, two of which are outside the GNRP in the Dorchester Improvement Area, and one of which, the Garrison, is in the project area. See Exhibit IV, Map 10, Proposed K-5 Feeder School Pattern to Campbell Intermediate School.

The Campbell School is very deficient in play space, however, and ultimately the GNRP proposes expansion of the Campbell site southward in order to provide an ample play facility.

Appendix A

ELEMENTARY SCHOOL (K-5) POPULATION PROJECTIONS --1968 and 1970-- WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

Dwelling units to be demolished in project area			2,502
Estimated dwelling units to be constructed in project area			1,500
Estimated net loss			1,002
Dwelling units to be rehabilitated			5,164
Total estimated dwelling units in project area by 1968			6,166
Persons per household in project area 1960 (Source: U. S. Census)	3.5		
Projected persons per household in project area in 1968	3.8		
Total projected persons in project area (3.8 x 6166)			23,430
Per cent of population projected from project in elementary school grades by 1968	16.0	or	3,749
Projected per cent of elementary school age population attending non-public schools by 1968	10.0	or	375
Projected elementary public school population in project by 1968			3,374
Projected per cent increase in per cent of population in elementary school age group, 1968-1970	20%		
Projected per cent of population from project in elementary school grades by 1970	19.0	or	4,452
Projected per cent of elementary school age population from project in non-public schools by 1970	10.0	or	445
Projected elementary public school population in project by 1970			4,007

Appendix B

INTERMEDIATE SCHOOL (6-8) POPULATION PROJECTIONS
--1968 and 1970--
WASHINGTON PARK URBAN RENEWAL AREA SCHOOL PLAN

Dwelling units to be demolished in project area			2,502
Estimated dwelling units to be constructed in project area			1,500
Estimated net loss			1,002
Dwelling units to be rehabilitated			5,164
Total estimated dwelling units in project area by 1968			6,166
Persons per household in project area 1960 (Source: U. S. Census)	3.5		
Projected persons per household in project area in 1968	3.8		
Total projected persons in project area (3.8 x 6166)			23,430
Per cent of population projected from project in intermediate school grades by 1968	6.3	or	1,476
Projected per cent of intermediate school age population attending non-public schools by 1968	16.0	or	236
Projected intermediate public school population in project by 1968			1,240
Roosevelt capacity by 1968			1,200
Estimated pupils from project area	(70%)		850
Capacity of new addition			650
Pupils from project area	(70%)		455
Projected per cent increase in per cent of population in intermediate school age group, 1968-1970	20%		
Projected per cent of population from project in intermediate school grades by 1970	7.6	or	1,780
Projected per cent of intermediate school age population from project in non-public schools by 1970	16.0	or	285
Projected intermediate public school population in project by 1970			1,495

Appendix C

PROPOSAL FOR PLANNING THE HUMBOLDT AVENUE SCHOOL

OVERVIEW AND OBJECTIVES

The new elementary school to be located on Humboldt Avenue between Waumbeck and Harrishof Streets in Roxbury is a unique opportunity for the Boston School Department to accomplish many of its time-honored goals and simultaneously to assume national leadership in new school planning. A planning procedure is proposed below, which has three specific objectives:

1. To develop a curriculum which is educationally sound and most appropriate for the youngsters who are to attend the new school.

2. To design a school building most suitable to the total curriculum planned for the school.

3. To use the Humboldt School as a prototype for school planning that will strengthen school-community cooperation and understanding.

SPECIFIC PLANNING PROCEDURE

It is suggested that an Advisory Committee, assisted by a Technical Resource Committee, study all aspects of elementary school curriculum, and, in the light of neighborhood educational needs, recommend a curriculum and general school building requirements to the Superintendent of Schools. These recommendations could serve as the framework for the Superintendent's requisition for the Humboldt Avenue School to be submitted to the School Buildings Commission. Toward this end, distinct roles are envisioned for the two committees.

Advisory Committee. The Advisory Committee will be concerned primarily with reviewing the present elementary program, assessing new curriculum developments, and recommending major elements of a "new" curriculum and school building for the children in the neighborhood of the new school. To function adequately, this committee will require persons with particular knowledge of school administration, the elementary curriculum, and the neighborhood. Through selected background readings in curriculum, school organization and architectural design, members of the committee will be able to enhance their understanding of school problems and make sound recommendations to the Superintendent of Schools.

It is suggested that this be a nine-member committee appointed by the Superintendent of Schools, of which five persons would include administrative and teaching personnel drawn from the district where the school is to be located, and of which four persons would represent the community and its institutions, including the Home and School Association, community agencies and the ABCD Board of Directors. It is also suggested that ABCD recommend to the Superintendent of Schools persons representative of the community and its institutions, who might be included on the committee.

Technical Resource Committee. The Technical Resource Committee, a five-member committee, will act mainly in an advisory-resource capacity to the Advisory Committee. Upon invitation, this committee will discuss and

Appendix C

review the Advisory Committee's findings and tentative recommendations and will make its advice and expertise available for the Advisory Committee's consideration. Persons outstanding in the fields of elementary school program planning and design should be on this committee.

It is suggested that the Technical Resource Committee be composed of:

- The Chief Structural Engineer for the School Department
- The Superintendent of Construction, Department of School Buildings.
- A representative of the Boston Redevelopment Authority.
- Education Specialist from ABCD.
- An educational programming consultant, hired by ABCD.

COORDINATION AND PLANNING

ABCD's Education Specialist would be available for coordinating the overall planning process, with the approval of the superintendent of Schools. His duties would include:

- Arranging meetings for the two committees.
- Setting up agendas for the meetings and arranging for the attendance of appropriate staff, resource and neighborhood personnel.
- Providing, in cooperation with staff personnel, appropriate background materials for use at the meetings.
- Reporting periodically to the Superintendent of Schools on planning progress and problems.

TENTATIVE PLANNING SCHEDULE

According to the tentative schedule of the Boston Redevelopment Authority, the I-5 site for the Humboldt Avenue School will be cleared and ready for transmission to the School Committee by the Spring of 1964.

EXTENSIONS OF THE PROPOSAL

If this planning procedure can be launched for the Humboldt Avenue School, valuable extensions become possible which capitalize on the experience growing out of the pilot project. The resulting curriculum study, program recommendations and improved school-community relations on an on-going basis are highly desirable outcomes for the Boston Public Schools in general.

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It would be desirable to draw on the experience of the people who were engaged in the Humboldt project. To generalize their experience and increase the number of well-informed persons cooperating with the schools, persons serving on the Advisory Committee could serve as consultants to other committees formed to plan the renovations, additions or new schools for Roxbury-North Dorchester and elsewhere in Boston.

Comprehensive planning is another valuable extension of the pilot project. At two or three contiguous neighborhood schools slated for renovation, additions, or new construction in Roxbury, committees could be formed to study and plan cooperatively experimental, augmented curricula for each school. For example, it would make sense to plan a continuing curriculum for both elementary and junior high school youngsters who will be feeding into the proposed Roosevelt Junior High School and the proposed Dudley-Blue Hill Junior High School. Thus the Humboldt Avenue School could become the first step in a longer, more comprehensive planning process.

Appendix D

HUMBOLDT AVENUE SCHOOL SITE DEVELOPMENT PROGRAM

Basic Program Assumptions:

Proposed Pupil Capacity (K-5 School)	600 pupils
Assumed Classroom Size (30 pupils @ 30 sq. ft./pupil)	900 sq. ft.

- 15 classrooms @ 900 sq. ft./classroom	=	13,500 sq. ft.
- 4 Kindergarten @ 1,125 sq. ft.	=	4,500 sq. ft.
- 4 Remedial or Special Classrooms @ 750 sq. ft.	=	3,000 sq. ft.
- Entrance Lobby (600 pupils @ 1 sq. ft./pupil)	=	600 sq. ft.
- Administrative Areas (600 pupils @ 4 sq. ft./pupil)	=	2,400 sq. ft
- Toilets (600 sq. ft. for every 10 puipls) $\frac{600}{10} \times 6 = 360$	=	360 sq. ft.
- Library (50 pupils @ 25 sq. ft./pupil)	=	1,250 sq. ft.
- Playroom (300 pupils @ 25 sq. ft./pupil)	=	7,500 sq. ft.
- Multi-purpose Room (Assembly Room) (500 pupils @ 12 sq. ft./pupil)	=	6,000 sq. ft.
- Stage and Dressing Rooms	=	2,000 sq. ft.
- Kitchen (two-shift feeding) (300 pupils @ 2 sq. ft./pupil)	=	600 sq. ft.
- Mechanical Area (600 pupils @ 1.5 sq. ft./pupil)	=	900 sq. ft.
		42,610
Circulation 10%		4,260
Total		46,870 sq. ft.

Appendix D

Outdoor Play Facilities

- Hard Surface Activities

Basketball Hopscotch Volleyball Jump Rope Dodge Ball Tennis Courts Apparatus Area	20,000 sq. ft.

- Turf Areas

Touch Football Soccer Kickball Baseball Softball	64,500 sq. ft.

Parking

One space for each classroom 26 classrooms @ 300 sq. ft./classroom = 7,800 5 Admin. @ 300 sq. ft. each = 1,500	9,300 sq. ft.

Summary Totals

Building Ground Coverage 2-story Building*	23,435 sq. ft.
Outdoor Play Facilities	84,500 " "
Parking Requirements	9,300 " "
Zoning Requirement (Yard)	35,400 " "
Sub-total	152,635 sq. ft.
Available for Site Circulation	53,118 " "
TOTAL SITE AREA	205,753 sq. ft.

* Preliminary site design studies, in which the above program assumptions were used, indicate that the site is large enough to accommodate a two-story school, but not a one-story school.

Appendix E

DUDLEY BLUE HILL INTERMEDIATE SCHOOL SITE DEVELOPMENT PROGRAM

Basic Program Assumptions:

Proposed Pupil Capacity	1,200 pupils
Estimated Building Floor Space* (1,200 pupils @ 95 sq. ft./pupil)	114,000 sq. ft.

A.	Large Group Discussion	
	- @ 12 sq. ft./person	7,200 sq. ft.
	- Stage and Dressing Rooms	3,000 sq. ft.
	- Audio-Visual Core	500 sq. ft.
B.	Small Group Discussion	
	22 Rooms @ 250 sq. ft./room	5,500 sq. ft.
C.	In-The-Round Auditorium-Gymnasium	
	300 Persons @ 10 sq. ft./person	3,000 sq. ft.
D.	Administrative Area	
	1,200 pupils @ 4.15 sq. ft./pupil	5,000 sq. ft.
E.	Instruction Center	
	- Teachers' Offices	
	(30 @ 100 sq. ft./office)	3,000 sq. ft.
	- Meeting Room	
	(50 persons @ 25 sq. ft./person = 1,250)	2,000 sq. ft.
	(30 persons @ 25 sq. ft./person = 750)	
	- Work Rooms	1,000 sq. ft.
	- Assistants	2,000 sq. ft.
	- Supplies	1,500 sq. ft.
	- Clerks	1,500 sq. ft.
	- 10 Conference Rooms - 5 persons each	
	(10 Rooms @ 5 persons x 25 sq. ft.)	1,250 sq. ft.

* Space allotment for instruction and administration is based on a modification of program elements described in: Trump, Lloyd and Baynham, Dorsey: Focus on Change - Guide to Better Schools (Report authorized by the National Association of Secondary-School Principals Commission on the Experimental Study of the Utilization of the Staff in the Secondary School).

Appendix E

F.	Learning Resources Center	
	- Viewing Rooms (2 @ 40 pupils)	3,000 sq. ft.
	- Reading Rooms (120 pupils @ 25 sq. ft./pupil)	3,000 " "
	- Listening Rooms (2 @ 40 pupils)	2,000 " "
	- Social Studies Laboratories (2 @ 1,500 sq. ft.)	3,000 " "
	- Foreign Language Laboratories (2 @ 1,500 sq. ft.)	3,000 " "
	- English Laboratories (2 @ 1,500 sq. ft.)	3,000 " "
	- Math Laboratories (2 @ 1,500 sq. ft.)	3,000 " "
	- Automated Instruction Devices (2 @ 1,200 sq. ft.)	2,400 " "
	- Science Laboratories (3 @ 1,500 sq. ft.)	4,500 " "
	- Health, Physical Education, Recreation Labs (3 @ 1,500 sq. ft.)	4,500 " "
	- Individual Cubicles (300 @ 24 sq. ft./cubicle	7,200 " "
G.	Fine Arts Center	10,000 " "
H.	Practical Arts Center	20,000 " "
		105,050 sq. ft.
	Circulation 10%	10,505
		115,555 sq. ft.

Summary Totals

Building Ground Coverage		
	If One Story	115,555 Sq. ft.
	If Two Story	57,778 " "
Outdoor Play Areas		
	Boys	130,680 sq. ft.
	Girls	87,120 " "
Parking Requirement		
	50 Spaces @ 300 sq. ft.	15,000 sq. ft.
Available for Building Expansion Site		
	Circulation, Setbacks, Etc.	
	If One Story	189,175 sq. ft.
	If Two Story	246,952 " "
TOTAL SITE AREA	537,530 sq. ft.	(12.34 Acres)

R21
BRA 2 Boston Redevelopment Authority.
Washington Park Urban Renewal Area School Plan.
DATE
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